



THIS SPACE RESERVED

**2016-001424**  
**Klamath County, Oregon**  
**02/12/2016 12:26:59 PM**  
**Fee: \$52.00**

After recording return to:

Anthony P. Frediani and Melissa A. Nankivell

PO Box 1364

Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:

Anthony P. Frediani and Melissa A. Nankivell

PO Box 1364

Chiloquin, OR 97624

File No. 88065AM

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### STATUTORY WARRANTY DEED

**John H. Garner and Nancy G. Garner, husband and wife,**

Grantor(s), hereby convey and warrant to

**Anthony P. Frediani and Melissa A. Nankivell, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is **\$115,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 12 day of February, 2016.

John H. Garner  
John H. Garner

Nancy G. Garner  
Nancy G. Garner

State of Oregon } ss  
County of Klamath }

On this 12 day of February, 2016, before me, Cherice F. Treasure a  
Notary Public in and for said state, personally appeared John H. Garner and Nancy G. Garner, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cherice F. Treasure  
Notary Public for the State of Oregon

Residing at: Klamath Falls, Oregon

Commission Expires: 6/17/2016

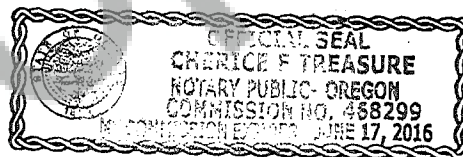


EXHIBIT 'A'

PARCEL 1:

The East '289.3' of Government Lot 16, lying East of State Highway #427, EXCEPTING THEREFROM the South 165', in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

A tract of land situated in Government Lot 21 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Lot 21, as said Lot is shown by recorded survey No. 1374, said point being North 89°44'26" East (N89°45'53"E by said Survey No. 1374) 326.00 feet from the East right-of-way line of the county road (formerly State Highway No. 427); thence North 89°44'26" East, along said Lot line, 274.97 feet to the West line of the Agency Lake Loop Road; thence South 01°39'21" West, along said road, 10.06 feet; thence South 89°48'21" West 274.73 feet; thence North 00° 15' 30" East 9.74 feet to the point of beginning, containing 2720 square feet and with bearings based in the survey map of Minor Land Partition No. 15-88.

PARCEL 3:

The Southerly 165 feet of Lot 16 lying East of State Highway 427, EXCEPT the Westerly 326 feet in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; subject to liens, easements and restrictions of record.